Davidson County DEEDWARR
Recvd: 08/16/06 09:45 2 pgs
Fees:13.00 Taxes:351.50

20060816-0100773

WARRANTY DEED

P-06-1028

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Nickelous Edward Watkins
Affiant

Subscribed and sworn to before me, this 11th DAY OF August, 2006.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2/24/07
(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nickelous Edward Watkins	Mortgage Company of America	
1028 Falls Avenue	(NAME) 2416 21st Avenue	52-9-11
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALTHIE W. TAYLOR, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NICKELOUS EDWARD WATKINS, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Map of Montague Valley of Rest Subdivision, of record in Book 547, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 1 fronts 60 feet on the northwestely side of a private Drive, now Falls Avenue, and runs back 84 feet on the northeasterly line, and 65-1/2 feet on the southwesterly line, with the northeasterly margin of East Palestine Boulevard, to a dead line, and measures 57.3 feet thereof.

Said Lot No. 2 fronts 60 feet on the northwesterly side of a private Drive, now Falls Avenue, and runs back 102.5 feet on the northeasterly line and 84 feet on the southwesterly line to a dead line inthe rear and measures 57.3 feet thereon.

Being the same property conveyed to Ennis W. Taylor, Sr. and wife, Althie W. Taylor, by Deed from Elisabeth Mann McHenry, dated April 30, 1959, of record in Book 2903, page 483, Register's Office for Davidson County, Tennessee.

Ennis W. Taylor, Sr. having since died.
Althie W. Taylor and A. Willene Taylor are one in the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1028 Falls Avenue, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of August, 2006.

Althie W. Taylor

Althie W. Taylor

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Althie W. Taylor, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

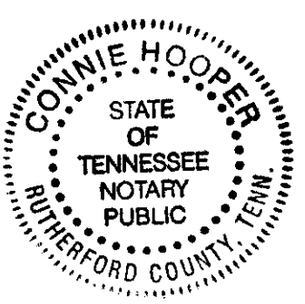
Witness my hand and official seal, this the 11th day of August, 2006.

Connie Hooper

Notary Public

My Commission Expires: 2-24-09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800